

STATE MS.-DE SOTO CO.,
FILED

JUN 4 3 50 PM '98

This instrument prepared by:
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BK 334 PG 345
W.F. DAVIS CH. CLK.WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of May, 1998, by and between CLARENCE S. TATE, party of the first part, and EDDIE J. SEVIRE and wife, DEBRA K. SEVIRE, party of the second part,

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

3.000 acres (130,679 sf) in the Southeast Quarter of Section 8, Township 2 South, Range 8 West in DeSoto County, Mississippi, and being described as follows:

Commencing at the Northeast corner of Section 8, Township 2 South, Range 8 West in DeSoto County, Mississippi; thence South 4529.42 along the East line of said Section to a point. Thence S 85 degrees 00 minutes 00 seconds West 908.83' to a point, said point being the Northeast corner of said 3.00 acre plot and being the Point of Beginning. Thence South 05 degrees 00 minutes 00 seconds East 208.71' to a point. Thence South 85 degrees 00 minutes 00 seconds West 660.81' to a 3/8" rebar and a tee post on the East Right of Way (40') of Horn Lake Road. Thence North 13 degrees 23 minutes 13 seconds East 219.94' along said Right of Way to a 3/8" rebar and a tee post. Thence North 85 degrees 00 minutes 00 seconds East 591.44' to the Point of Beginning.


Being a portion of the property conveyed to the party of the first part herein by Warranty Deed of record in Deed Book 122, Page 515, in the Office of Chancery Clerk, DeSoto, County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

Said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed the day and year first above written..


CLARENCE S. TATE

STATE OF Miss.
COUNTY OF DeSoto

On this 13th day of May, 1998, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared CLARENCE S. TATE, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires:
MY COMMISSION EXPIRES
JAN. 3, 2000

W. C. Daniel
NOTARY PUBLIC

Property Owner:
Eddie J. & Debra K. Seville

Property Address:
Unimproved property

Mail Tax Notices To:
Eddie J. & Debra K. Seville

Tax Parcel No.: _____

State Tax: \$ _____
Register's Fee: \$ _____
Recording Fee: \$ _____
TOTAL: \$ _____

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief the actual consideration for this transfer of value of property transferred, whichever is greater is \$ _____ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 1998.

NOTARY PUBLIC

My Commission Expires: _____

Clarence S. Tate
4070 Horn Lake Rd.
Nesbit, MS 38651

(601) 393-8793
N/A

Edie & Debra Seville
5294 Santa Monica #3
Memphis, TN 38116
(901) 345-5182

WK 1-800-303-7463